

OFFICIAL RECORDS OF

Unofficial Document

Recording requested by:

When recorded mail to:

Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

Space above this line for recorders use

TS # AZ-09-238059-BL

Order # 090047768-AZ-GTI

Loan # 40970212

Investor No. Investor No.
7017527

Notice of Trustee's Sale

The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 7/26/2005 and recorded 7/29/2005 as Instrument 20051071523, Book xxx, Page xxx, in the office of the County Recorder of **MARICOPA County, Arizona**; and at public auction to the highest bidder:

Sale Date and Time: **5/4/2009 at 12:00 PM**

Sale Location: **IN THE COURTYARD BY THE MAIN ENTRANCE OF SUPERIOR COURT BUILDING, 201 WEST JEFFERSON, PHOENIX, ARIZONA**

Legal Description: **Lot 335, 83RD AVENUE & LOWER BUCKEYE ROAD, according to Book 588 of Maps, Page 36, records of Maricopa County, Arizona.**

Purported Street Address: **8317 W PIONEER ST, TOLLESON, AZ 85353**

Tax Parcel Number: **101-30-343**

Original Principal Balance: **\$183,767.00**

Name and Address of Current Beneficiary: **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A., as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5 C/O Litton Loan Servicing LP 4828 Loop Central Drive Houston, TX 77081**

Name and Address of Original Trustor: **ISMAEL SAUCEDO, A MARRIED MAN 8317 W PIONEER ST, TOLLESON, AZ 85353**

Name and Address of Trustee/Agent:

QUALITY LOAN SERVICE CORPORATION
C/O Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
Phone: 619-645-7711
Sales Line: 714-730-2727
Login to: www.fidelityasap.com
AZ-09-238059-BL

The successor trustee qualifies to act as a trustee under A.R.S. §33-803A (1) in its capacity as a licensed Arizona escrow agent.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

Dated: 1/30/2009

QUALITY LOAN SERVICE CORPORATION

By: Jim Montes, Assistant Vice President

State of California)

) ss

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County of San Diego)

On 2/2/2009 before me, **A. Adams**, a notary public, personally appeared **Jim Montes**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

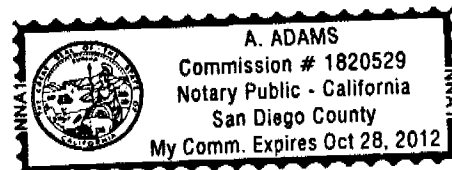
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. Adams
A. Adams

(Seal)



If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only.

THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.